



5 GREYHOUND LANE, STREATHAM, LONDON, SW16 5NP

- **SHOP TO LET IN BUSY PARADE**
- **1,084 SQ FT (100.70 m²)**
- **SUITABLE FOR A VARIETY OF USES**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is situated on the northern side of Greyhound Lane, an excellent location for independent retailers, adjacent to the junction of Estreham Road. Streatham Common mainline station is some 50 meters away from the premises. A new Sainsburys store will be opening nearby in the near future.

Description

The premises comprise a ground floor shop with WC and kitchenette facilities to the rear of the premises.

Accommodation

We have been advised that the property has the following approximate net internal floor areas.:

Floor	Sq m	Sq ft
Ground Floor Shop & Storage	100.70 m ²	1,084 sq ft

We would recommend that any tenant verifies the floor areas themselves.

Lease

The premises are available to rent on a new effectively fully repairing and insuring lease for a term to be agreed.

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH JOINT SOLE LETTING AGENTS

TIM SHEPHERD
COLYER COMMERCIAL
01403333921 or 07921056072
tshepherd@colyercommercial.co.uk

CORAL BAVERSTOCK
DEACON ASSET MANAGEMENT
01403 218975

Rent

Offers in the region of £20,000 per annum exclusive.

Rates- small business rates relief available

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £10,250
UBR (2023/2024) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small business rates relief.

VAT

VAT is NOT chargeable on the terms quoted above.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of C (59).
Certificate available upon request.

